

**CITY PLANNING COMMISSION PUBLIC HEARING NOTICE**

**TUESDAY, OCTOBER 11, 2016**

**PUBLIC HEARING: 1:30 P.M. CITY COUNCIL CHAMBER  
(CITY HALL - 1E07)**

**THE CITY PLANNING COMMISSION IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE 4,264 M.C.S., AS AMENDED, WILL HOLD A PUBLIC HEARING ON OCTOBER 11, 2016 IN THE CITY COUNCIL CHAMBER (CITY HALL - 1E07) ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW OF THE CITY OF NEW ORLEANS.**

**ZONING DOCKET 100/16** – Request by CITY COUNCIL MOTION NO. M-16-336 for a text amendment to the Comprehensive Zoning Ordinance, to amend Article 14, Suburban Non-Residential Districts, Section 14.3.A.1, Table 14-2 to reduce the minimum lot area requirements for non-residential uses in the S-LB1 and S-LB2 Districts from 10,000 square feet and 20,000 square feet, respectively, to 5,000 square feet and reduce the minimum lot width requirements for non-residential uses from 100 feet to 50 feet in both districts, so that the relevant sections of the table read as follows: “Non-Residential: 5,000 sf” and “Non-Residential: 50”.

**ZONING DOCKET 101/16** – Request by CITY COUNCIL MOTION NO. M-16-400 for a Conditional Use to permit a Batching Plant in a GPD General Planned Development District, on Parcel 5, Section A S S, Lot 89, in the Third Municipal District, bounded by Chef Menteur Highway and Recovery Way. The municipal address is 17432 CHEF MENTEUR HIGHWAY. (PD 10)

**ZONING DOCKET 102/16** – Request CITY COUNCIL MOTION NO. M-16-403 for a text amendment to Article 18 of the Comprehensive Zoning Ordinance to establish a new overlay district to be named “Convention Center Height Overlay District” that is intended to create additional height allowances for sites currently zoned MU-2 to establish an FAR allowance of 12, on Squares 40, 41, 42, 43, 31 and 20B, in the First Municipal District, bounded by the Pontchartrain Expressway, Mississippi River floodwall, Orange Street, and Tchoupitoulas Streets. The municipal addresses are 1301 CONVENTION CENTER BOULEVARD, 1455 SOUTH PETERS STREET, 1400 SOUTH PETERS STREET, 301 RACE STREET, 1465 SOUTH PETERS STREET, 1500 TCHOUPITOULAS STREET, 1510 TCHOUPITOULAS STREET, 1528 TCHOUPITOULAS STREET, 417 ORANGE STREET, 431 ORANGE STREET, 400 RACE STREET, AND 351 RACE STREET. (PD 2)

**ZONING DOCKET 103/16** – Request by MKL-ELMWOOD, LLC for a Conditional Use to permit townhouse dwellings in an HU-RD2 Historic Urban Two-Family Residential District, on Square 1560, Lots D and E, in the Third Municipal District, bounded by Maurepas, Sauvage, Ponce De Leon and North White Streets. The municipal addresses are 1618-1622 SAUVAGE STREET. (PD 4)

**ZONING DOCKET 104/16** – Request by HEBBLER PROPERTIES, LLC, TUFTS PROPERTIES, LLC, CARONDELET HOLDINGS, CARONDELET COMPROMISE, CLINTON HOLDINGS AND CRUTCHER OIL & GASS-III LIMITED PARTNERS, ET AL. for a Conditional Use to permit a hotel in a CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District, on Square 220, Parcel 1, in the First Municipal District, bounded by Carondelet, Lafayette, and Poydras Streets and Saint Charles Avenue. The municipal address is 546 CARONDELET STREET. (PD 1A)

**ZONING DOCKET 105/16** – Request by CHINESE TEA GARDEN, LLC for a Conditional Use to permit a parking lot providing off-street vehicle parking for non-residential use(s) within 300 feet, in an S-RS Suburban Single-Family Residential District, HUC Historic Urban Corridor Use Restriction Overlay District and an EC Enhancement Corridor Design Overlay District on Square 4014, Lot 7, in the Third Municipal District, bounded by Elysian Fields Avenue, Filmore Avenue, Frenchmen Street, Robin Street, and Vermillion Boulevard. The municipal address is 5212 ELYSIAN FIELDS AVENUE. (PD 6)

**ZONING DOCKET 106/16** – Request by ST JOHN # 5 BAPTIST CHURCH for a Conditional Use to permit a community center in an S-RD Suburban Two-Family Residential District on Square 2671, Lots 17 and 18, in the Third Municipal District, bounded by Hamburg, Foy, and Milton Streets and Paris Avenue. The municipal addresses are 3829-3833 HAMBURG STREET. (PD 4)

**ZONING DOCKET 107/16** – Request by JAMES T. NIX, III for a Conditional Use to permit a commercial use (restaurant) over 5,000 square feet in floor area in an HU-MU Historic Urban Neighborhood Mixed-Use District, a GC Greenway Corridor Design Overlay District, and an EC Enhancement Corridor Design Overlay District, on Square 448, Lot 24-Z, in the Second Municipal District, bounded by Hagan and Lafitte Avenues and North Rendon and Toulouse Streets. The municipal addresses are 500, 532, AND 538 HAGAN AVENUE AND 3220-3230 TOULOUSE STREET. (PD 4)

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE 4,264 MCS AS AMENDED, WILL HEAR PROPONENTS AND OPPONENTS TO THE ABOVE PROPOSED CHANGES TO THE COMPREHENSIVE ZONING LAW OF THE CITY OF NEW ORLEANS. ALL INTERESTED PARTIES ARE ENCOURAGED TO ATTEND AND ALL RELEVANT COMMENTS CONCERNING THE PROPOSED CHANGES ARE ENCOURAGED. THE CPC HAS ESTABLISHED PUBLIC HEARING RULES WITHIN ITS ADMINISTRATIVE RULES, POLICIES, & PROCEDURES, WHICH ARE AVAILABLE ON THE CPC WEBSITE: [WWW.NOLA.GOV/CPC](http://WWW.NOLA.GOV/CPC). YOU MAY ALSO SUBMIT WRITTEN COMMENTS TO THE EXECUTIVE DIRECTOR IN ADVANCE BY MAIL (1300 PERDIDO STREET, 7<sup>TH</sup> FLOOR, NEW ORLEANS, LA 70112) OR EMAIL [CPCINFO@NOLA.GOV](mailto:CPCINFO@NOLA.GOV). ALL WRITTEN COMMENTS MUST BE RECEIVED BY CLOSE OF BUSINESS ON THE MONDAY, EIGHT DAYS PRIOR TO THE HEARING DATE.

September 21, September 28 and October 05, 2016

Robert Rivers, Executive Director

RR/as